



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 19-106977-LD

Project Name/Address: 100 & Main Residential 8 100th Ave NE

Planner: Carol Orr

Phone Number: 425-452-2896

Minimum Comment Period: April 11, 2019

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ ☐ ☐ Plans
- ☐ ☐ ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☐ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



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SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

8 100th Avenue NE

2. Name of applicant: [\[help\]](#)

100 Main LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

*10400 NE 4th Street, Suite 2225, Bellevue, WA 98004
Contact: Roger McCracken, Owner's Representative
(206) 965-0110*

4. Date checklist prepared: [\[help\]](#)

January 31, 2019

5. Agency requesting checklist: [\[help\]](#)

City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Approximate construction start is September 2020 with completion anticipated in December 2021 (15 months).

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

None anticipated.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

*SEPA Checklist
Stormwater Site Plan
Stormwater Pollution Prevention Plan
Geotechnical Report
Traffic Impact Analysis*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Architectural Design Review (ADR) including SEPA
Demolition
Shoring
Excavation and Grading
Building
Mechanical, Plumbing, Electrical, Fire Alarm and Sprinkler
ROW Use

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Six (6) story residential building with two (2) levels of below grade parking for approximately thirty (30) cars. The project comprises approximately 31,000 SF of residential use including ten (10) units. Also provided is approximately 1,785 SF of ground level active use and 1,500 SF of required outdoor plaza area.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The project address is 8 100th Avenue Northeast in Bellevue, WA. It is located on the NE corner of the intersection of Main Street and 100th Avenue N.E.

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☐ Flat, ☐ rolling, ☒ hilly, ☐ steep slopes, ☐ mountainous, other: *The existing site generally slopes from north to south at approximately 5%. There is an existing building on the site which will be demolished.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
- 9%*
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any

agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Approximately five (5) feet of fill, consisting of dense silty sand over glacially consolidated soils consisting of dense to very dense sand with gravel and variable silt and cobble content.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

We assume approximately 8,100 CY of excavation/cut for the below grade parking garage. We assume approximately 50 CY of fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Temporary erosion typical of excavation and shoring is anticipated. Temporary erosion control BMP's and engineered shoring will be implemented to mitigate potential erosion, sediment transport, and control of construction stormwater.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

91% of the site will be covered with impervious surfaces. The proposed landscape at ground level is 9% of the total site area.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Temporary erosion typical of excavation and shoring is anticipated. Temporary erosion control BMP's and engineered shoring will be implemented to mitigate potential erosion, sediment transport, and control of construction stormwater.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

During construction, emissions from construction equipment would be present. Upon completion of the project, emissions

from vehicular traffic to and from the site would be present.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None are known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Construction equipment will be maintained and will comply with state emission standards and COB approved dust control plan.

3. Water [\[help\]](#)

- a. Surface Water :

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Meydenbauer Bay is approximately 550' to the west of the site. Existing public storm drain system adjacent to Site routes to a direct discharge to Meydenbauer Bay in Lake Washington.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

N.A.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

N.A.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

N.A.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Stormwater runoff from building will generally be collected through a series rooftop drains and gutters and routed to the public storm drain system in 100th Ave NE. Stormwater runoff from site will generally be collected in a series of catch basins and routed to the public storm drain system in 100th Ave NE. Existing public storm drain system adjacent to site routes to a direct discharge to Meydenbauer Bay in Lake Washington

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No waste materials are anticipated to enter ground or surface waters due to the proposed project.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No affects to the existing drainage patterns in the vicinity of the site are anticipated.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Onsite Stormwater Management (OSM) BMPs will be implemented to the extent feasible and as required to reduce or control

surface, ground, and runoff water, and maintain drainage patterns. Flow control for this site is not proposed or required as the existing public storm drain system routes to a direct discharge to Lake Washington, a designated receiving water body.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒deciduous tree: alder, maple, aspen, other: *One (1) 18' Japanese Maple; One (1) 8' Japanese Maple; Four (4) 9" to 14" caliper Honeylocust trees.*

☒evergreen tree: fir, cedar, pine, other: *Two (2) Weeping Alaska Cedar trees; two (2) Weeping Sequoia trees all approximately 20' tall.*

☒shrubs

☐grass

☐pasture

☐crop or grain

☐Orchards, vineyards or other permanent crops.

☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*

☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*

☐other types of vegetation: *Click here to enter text.*

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

All existing vegetation on site will be removed.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Proposed landscaping will consist of native and adapted drought tolerant ornamental shrubs, grasses and ground covers, with small ornamental trees. No existing landscape will be preserved.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

No noxious weeds or invasive species have been identified on or near the site.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, other: *Click here to enter text.*

mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*

fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *ANY INPUT?*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

UNKNOWN

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

UNKNOWN

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

N.A.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

UNKNOWN

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Natural gas and electric.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

The curtainwall glazing will utilize insulated glass with a high performance low-E coating, in addition to an integrated mechanical and electrical system to meet the WA State Energy Code.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None .

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None .

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None .

- 4) Describe special emergency services that might be required. [\[help\]](#)

Police, Fire, Ambulance

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

N.A.

- b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

None anticipated.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [\[help\]](#)

On a short-term basis, noise from construction equipment would be present from approximately 7am to 6pm. On a long-term basis, noise from vehicular traffic to, from and by the project would be present from approximately 7am to 9pm.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction equipment will meet COB noise ordinance requirements. No other specific measures are proposed.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

There is currently a restaurant on the site. There is residential development to the north and east; office use to the west and proposed residential to the south. There is street level retail along both sides of Main Street east of the site.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.

- c. Describe any structures on the site. [\[help\]](#)

There is currently a one-story structure of approximately 2,045 SF on the site.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

The existing one-story structure will be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)

Downtown-Old Bellevue (DT-OB) with Perimeter A-2 Overlay

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Downtown (DNTN)

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N.A.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

20-25.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

N.A.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Estimate 5-6 employees of the existing restaurant.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The project's use (residential), height and scale is compatible with the existing uses, heights, etc. in the neighborhood. The design complies with requirements spelled out in the Bellevue LUC for projects in Old Bellevue and along the Pedestrian Corridor. Design review is required.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

N.A.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

There will be ten (10) condominium units.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

N.A.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Approximately 83'-2" to the top of the elevator penthouse. The predominant exterior materials include a curtainwall system incorporating vision glass and solid metal panels, precast concrete panels and perforated aluminum panels at the rooftop mechanical screen.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Some views from nearby buildings will be altered.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Attention has been given to design of facades facing adjacent properties and creation of an attractive penthouse and roof top garden environment.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Evening lighting from the units may be visible from the public streets and neighboring properties.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

N.A.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Attention has been given to reduce the reflectivity and glare characteristics of exterior glazing.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Bellevue Downtown Park

Meydenbauer Bay Park

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No .

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

N . A .

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

No .

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

No .

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

N . A .

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

N . A .

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The site is bounded by Main Street on the south and 100th Avenue NE on the west .

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Distance to nearest transit stop is on Bellevue Way, approximately .3 miles. The Bellevue Transit Center is approximately .9 miles.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The project will provide thirty (30) new parking spaces in two (2) levels of underground parking. There are eight (8) existing surface parking stalls provided for the existing restaurant.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Proposal includes curbs, curb ramps, and sidewalks will be replaced, trenching and restoration for utility services, required asphalt overlay, and channelization of each frontage in the public right-of-way.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

The proposed development will generatw approximately twelve (12) PM peak hour trips, which is fourteen (14) less than the existing use. The volume generated will be mostly automobiles.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

The proposed project will be reducing the number of existing curb cuts and coflicts from two to one. This will improve safety and circulation in the area. Frontage improvements are being coordinated with the city and will include enhanced pedestrian connectivity and circulation to meet all COB standards. During construction, the General Contractor will develop a traffic control plan for COB approval.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No .

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

N . A .

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

Utilities available to the site include electricity, natural gas, water, telephone, sanitary sewer and refuse service.

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Potable water, fire, and sanitary sewer service will be provided by City of Bellevue. Sanitary sewer is anticipated to be provided through an existing side sewer service on 100th Ave NE. All other utility services will require trenching in the right-of-way and connection to existing mains. Electrical service will require underground transformer vault generally located in the NW corner of the site adjacent to or in the proposed 100th Ave NE sidewalk and utility easement.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____  _____

Name of signee: Roger McCracken

Position and Agency/Organization: Owner Representative

Date Submitted: February 28, 2019